



Perth House, Monton Lane, Eccles

Manchester



In Excess of £120,000

# Perth House

Manchester

Charming two Bedroom Flat, excellently positioned within the centre of Eccles, with 2 reception rooms, fitted kitchen & ample storage. Ideal for first-time buyers or investors, close to amenities & transport links, offering convenience & comfort.

Council Tax band: A

Tenure: Leasehold

- To Be Sold Via Hills Property Auction
- Spacious Two Bedroom Flat Located in the Centre of Eccles
- Located on the Second Floor within a Well Maintained Block
- Two Reception Rooms
- Separate Fitted Kitchen & Three Piece Bathroom Suite
- Two Double Bedrooms with Fitted Wardrobes
- Ample Storage Throughout
- Surrounded by a Plethora of Amenities & Transport Links



HILLS



### Entrance Hallway

Complete with a ceiling light point, telecom, electric radiator and two storage cupboards. Fitted with carpet flooring.

### Lounge

13' 4" x 13' 4" (4.06m x 4.06m)

Featuring an electric fire. Complete with a ceiling light point and fan, two double glazed windows and electric radiator. Fitted with carpet flooring.

### Dining Room

10' 8" x 9' 2" (3.25m x 2.79m)

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

### Kitchen

11' 4" x 9' 2" (3.45m x 2.79m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a fridge freezer, cooker and washer. Complete with a ceiling light point, double glazed window and storage cupboard. Fitted with part tiled walls and lino flooring.

### Bedroom One

13' 0" x 10' 4" (3.96m x 3.15m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Featuring a fitted wardrobe. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.



HILLS



**Bathroom**

9' 1" x 6' 9" (2.77m x 2.06m)

Featuring a three piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with part tiled walls and lino flooring.

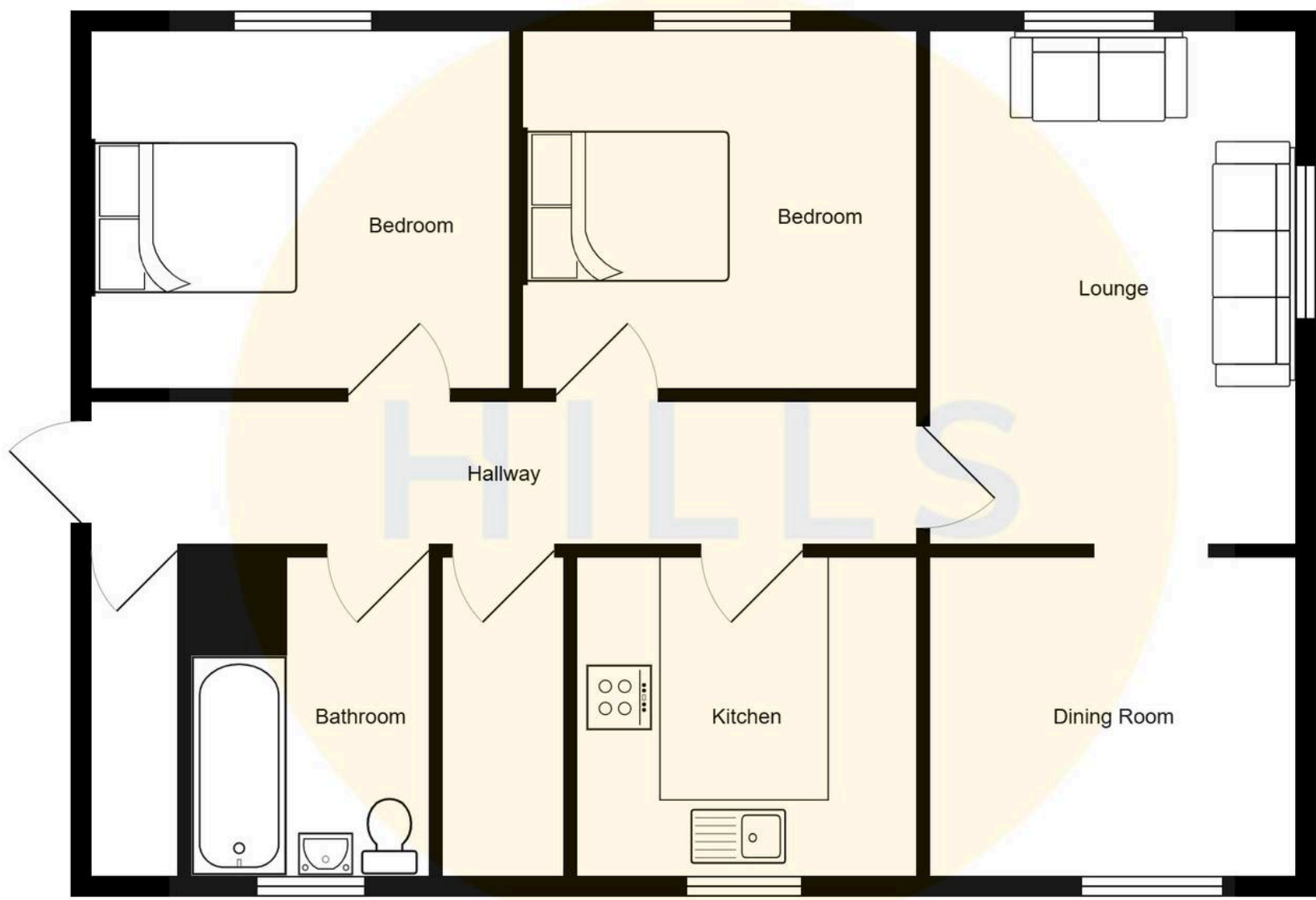
**External**

Featuring clean communal areas with secure buzzer entry. Residents parking and well kept communal gardens.



HILLS







## Hills | Salfords Estate Agent

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